



BOWDEN
BRADLEY



220 Tomswood Hill

, Hainault, IG6 2QS

Guide price £650,000



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****OVER 2,000 SQFT**CLAYBURY PARK OPPOSITE**£650,000
- £700,000 Guide****

Tomswood Hill, this charming semi-detached house presents an excellent opportunity for families seeking a spacious and versatile home. With four well-proportioned bedrooms, this property is perfect for those needing extra space. The house has been thoughtfully extended at the rear, providing ample room for both relaxation and entertainment.

Upon entering, you will find two inviting reception rooms that offer a warm and welcoming atmosphere, ideal for family gatherings or quiet evenings in. The property also features two bathrooms, ensuring convenience for busy households. A loft conversion adds further space creating the large 4th bedroom and ensuite.

As you leave the kitchen the new decking area brings the outside and inside together. Further down you are greeted by the large outbuilding / games room which could be made into an separate annex (STPP)

The property is also in the West Hatch High School catchment area.

Off-street parking is available, a valuable asset in this sought-after area, allowing for easy access and peace of mind. Additionally, there is further potential for a double-storey rear extension, subject to planning permission, which could enhance the living space even more.

The location is particularly appealing, with Claybury Park just a stone's throw away, providing a perfect setting for outdoor activities and leisurely strolls. Furthermore, the property is in close proximity to Fairlop, offering a range of local amenities and excellent transport links.

This semi-detached house is not just a home; it is a canvas for your future, situated in a vibrant community that balances convenience with tranquillity. Do not miss the chance to make this delightful property your own.

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Front

Hallway

Living Room
17'1" x 12'0" (5.23 x 3.66)

Dining Area
13'5" x 11'3" (4.09 x 3.45)

Kitchen
19'4" x 16'2" (5.91 x 4.95)

WC
3'6" x 3'1" (1.08 x 0.94)





Landing

Bedroom
13'6" x 10'5" (4.14 x 3.2)

Bedroom
17'7" x 10'5" (5.38 x 3.2)

Bedroom
9'1" x 6'7" (2.79 x 2.03)

Bathroom
10'4" x 6'7" (3.15 x 2.03)

Bedroom
18'6" x 17'7" (5.64 x 5.37)

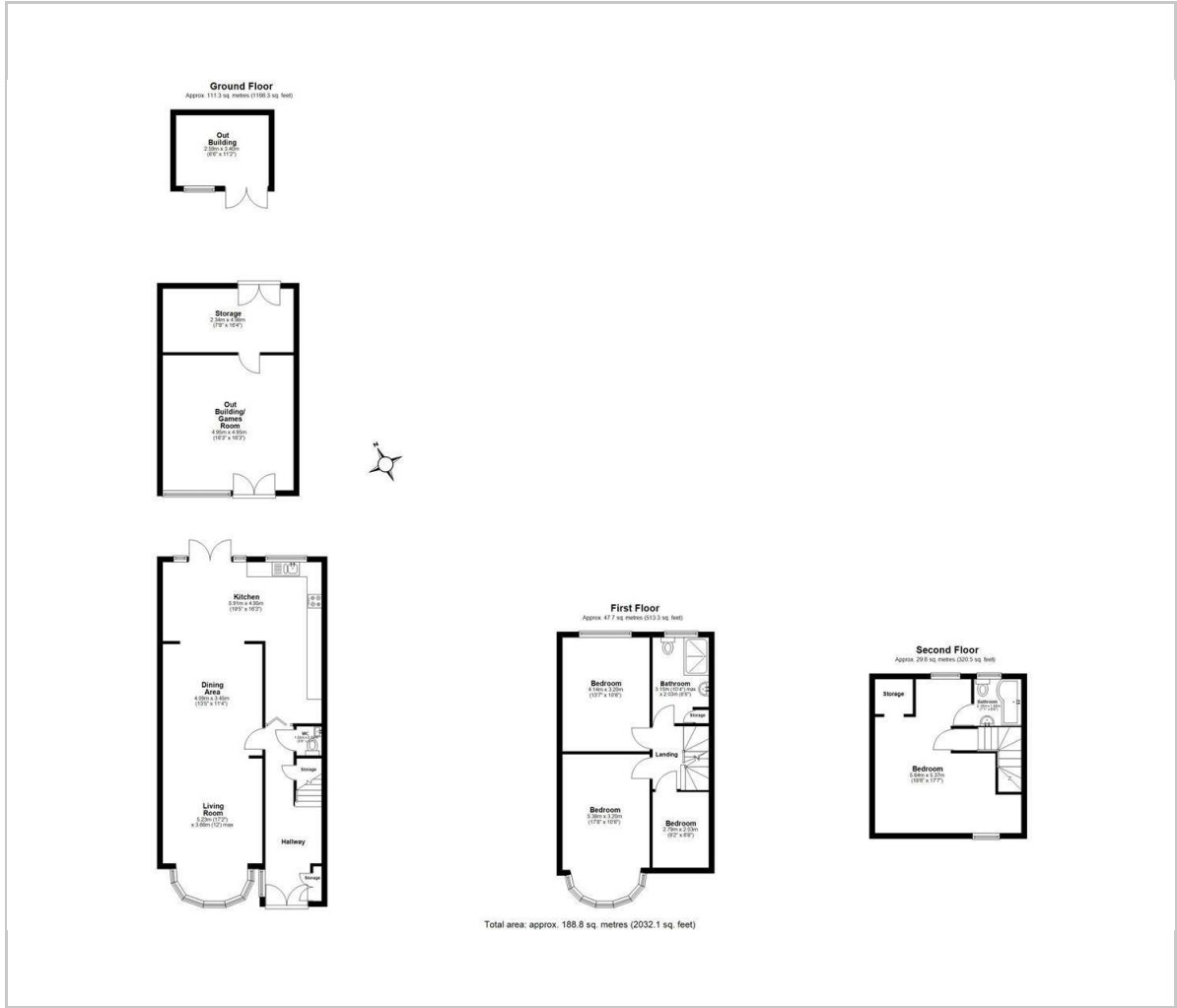
Bathroom
7'1" x 5'6" (2.16 x 1.68)

Outbuilding
16'2" x 16'2" (4.95 x 4.95)

Garden



Floor Plan



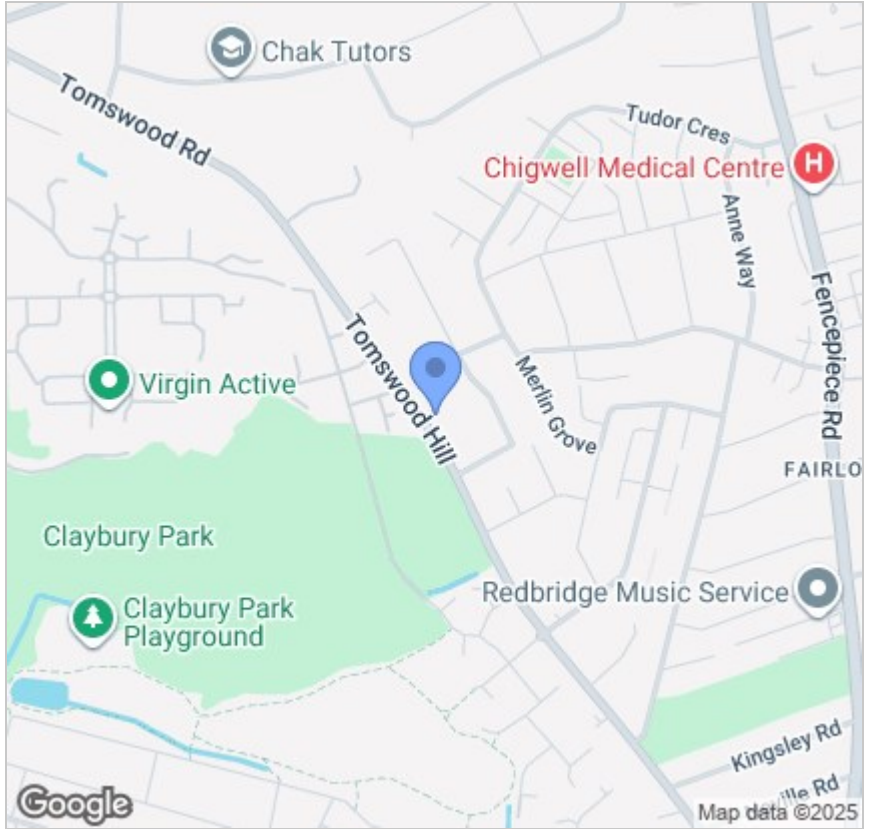
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

